

AFTER RECORDING MAIL TO:

George G. Gerber and Nancy A. Gerber
21462 NE 20th Court
Sammamish, WA 98074

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 83692



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Statutory Warranty Deed

Grantor(s): Great American Dream, Inc. dba Landmark Building & Development

Grantee(s): George G. Gerber and Nancy A. Gerber
Lot 8, "PLAT OF PARK COTTAGES"

FIRST AMERICAN TITLE CO.

Assessor's Tax Parcel Number(s): P121523, 4834-000-008-0000

83692E

THE GRANTOR Great American Dream, Inc. dba Landmark Building & Development for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **George G. Gerber and Nancy A. Gerber, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Lot 8, "PLAT OF PARK COTTAGES", as recorded April 20, 2004 under Auditor's File No. 200404200129, records of Skagit County, Washington.

Subject to Paragraphs A thru F of Schedule B-1 of First American Title Company's preliminary commitment no. 83692 attached hereto and made a part hereof by this reference.

Dated **February 1, 2005**

Great American Dream, Inc. dba Landmark Building
& Development

By: John Ellis, President

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence John Ellis is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated he are authorized to execute the instrument and is President of Great American Dream Inc dba Landmark Building and Development to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: Feb 8th, 2005

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/2005

652
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 10 2005

Amount Paid \$ 3114.82
Skagit Co. Treasurer
By fp Deputy

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Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: March 23, 1953
Auditor's No: 486220, records of Skagit County, Washington
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Area Affected: A portion of said premises

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: January 8, 2004
Recorded: January 12, 2004
Auditor's No: 200401120257
Purpose: Right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity
Area Affected:

Easement No. 1: All streets, road rights-of-way, and access easements as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of driveways as now or hereafter designed and platted.

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Park Cottages
Recorded: April 20, 2004
Auditor's No: 200404200129

Said matters include but are not limited to the following:

1. No land disturbing activity will be allowed within the steep slope areas of this plat.
2. The Homeowner's Association is responsible for operation and maintenance of storm water facility, consistent with the terms of Park Cottages Operation and Maintenance Manual filed in A.F. # (recorded at a later date).



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3. The Homeowner's Association shall maintain the non-motorized recreation trail until the City of Sedro-Woolley elects to open it to public use. Thereafter, the City of Sedro-Woolley will maintain the trail.
4. An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, Verizon, Comcast, and their respective successors and assigns, under and upon: the exterior ten (10) feet of all lots and tracts within this subdivision lying parallel with and adjoining Park Cottage Place; the exterior ten (10) feet of Lots 12 and 13 lying parallel with and adjoining Tract C; Tracts A, B, C and D in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said exterior ten (10) feet of all lots and tracts at all times for the purposes herein stated.
5. Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the rights of ingress to and egress from said lands across adjacent lands of the grantor; also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the District. Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.
6. Hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use of any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon.
7. Puget Sound Energy easement affecting Lots 1 - 10 and 14 - 16.
8. 10 foot utility easement affecting Lots 5 - 13.
9. 5 foot sewer easement affecting Lots 3 and 6.
10. 15 foot easement affecting Tract G.
11. Existing detention structure affecting Tract G and Park Cottage Place.
12. Fifteen (15) foot easement to the City of Sedro-Woolley across the South 15 feet of Tract G for ingress and egress to non-motorized recreation trail and Tract E; also provided hereby is an ingress and egress easement across Tract E in a yet to be determined location for the purpose of providing the City of Sedro-Woolley with access to Tract F.



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13. Location of wetlands and top of bank of steep slope.

14. Drainage easement affecting Lot 5 and Tract G.

15. Building setback line.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Sedro-Woolley, a Washington municipal corporation
Dated: April 19, 2004
Recorded: April 20, 2004
Auditor's No: 200404200130
Purpose: Recreational trail easement for ingress and egress over and across
Area Affected: Easterly 15 feet of Tract E; Southerly 15 feet of Tract G; and
Westerly portion of Tract G

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: April 20, 2004
Recorded: April 20, 2004
Auditor's No: 200404200131
Executed by: J. Rohi, L.L.C.

The terms and provisions of Park Cottage Operation and Maintenance manual recorded April 21, 2004 under Auditor's File No. 200404210113.

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: J Rohi, LLC, a Washington limited liability company
(Park Cottages Homeowners Association)
Recorded: April 21, 2004
Auditor's No: 200404210113

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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